



296846

LEGISLATIVE ACTION

Senate	.	House
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Senator Bennett moved the following:

**Senate Amendment (with title amendment)**

Between lines 802 and 803  
insert:

Section 8. Subsection (8) of section 163.340, Florida  
Statutes, is amended to read:

163.340 Definitions.—The following terms, wherever used or  
referred to in this part, have the following meanings:

(8) "Blighted area" means an area in which there are a  
substantial number of deteriorated, or deteriorating structures,  
in which conditions, as indicated by government-maintained  
statistics or other studies, are leading to economic distress or  
endanger life or property, and in which two or more of the



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14 following factors are present:

15 (a) Predominance of defective or inadequate street layout,  
16 parking facilities, roadways, bridges, or public transportation  
17 facilities;

18 (b) Aggregate assessed values of real property in the area  
19 for ad valorem tax purposes have failed to show any appreciable  
20 increase over the 5 years prior to the finding of such  
21 conditions;

22 (c) Faulty lot layout in relation to size, adequacy,  
23 accessibility, or usefulness;

24 (d) Unsanitary or unsafe conditions;

25 (e) Deterioration of site or other improvements;

26 (f) Inadequate and outdated building density patterns;

27 (g) Falling lease rates per square foot of office,  
28 commercial, or industrial space compared to the remainder of the  
29 county or municipality;

30 (h) Tax or special assessment delinquency exceeding the  
31 fair value of the land;

32 (i) Residential and commercial vacancy rates higher in the  
33 area than in the remainder of the county or municipality;

34 (j) Incidence of crime in the area higher than in the  
35 remainder of the county or municipality;

36 (k) Fire and emergency medical service calls to the area  
37 proportionately higher than in the remainder of the county or  
38 municipality;

39 (l) A greater number of violations of the Florida Building  
40 Code in the area than the number of violations recorded in the  
41 remainder of the county or municipality;

42 (m) Diversity of ownership or defective or unusual



43 conditions of title which prevent the free alienability of land  
44 within the deteriorated or hazardous area; or

45 (n) Governmentally owned property with adverse  
46 environmental conditions caused by a public or private entity.  
47

48 However, the term "blighted area" also means any area in which  
49 at least one of the factors identified in paragraphs (a) through  
50 (n) are present and all taxing authorities subject to s.  
51 163.387(2) (a) agree, either by interlocal agreement or  
52 agreements with the agency or by resolution, that the area is  
53 blighted, or that the area was previously used as a military  
54 facility, is undeveloped, and consists of land that the Federal  
55 Government declared surplus within the preceding 20 years. Such  
56 agreement or resolution shall ~~only~~ determine only that the area  
57 is blighted. For purposes of qualifying for the tax credits  
58 authorized in chapter 220, "blighted area" means an area as  
59 defined in this subsection.  
60

61 ===== T I T L E A M E N D M E N T =====

62 And the title is amended as follows:

63 Delete line 61

64 and insert:

65 alternative state review pilot program; amending s.  
66 163.340, F.S.; expanding the definition of the term  
67 "blighted area" to include land previously used as a  
68 military facility; amending s.